

PB# 87-9

Mike Rubin

45-1-23.2

MIKE RUBIN

87-9

General Receipt

8571

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of

Andres Perez Eldra

\$ 25.00

DOLLARS

For

application Fee \$7.6

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 25.00		
# 967		

By

Pauline S. Townsend

Town Clerk

Title

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

General Receipt

8865

Received of

Andres Perez Eldra Inc.

\$ 490.00

DOLLARS

For

Four Hundred & Ninety and 00/100
Pre Preliminary Fee. 00 Preliminary Fee. 00 - Final Plot Fee. 00

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 490.00		
# 607		
Final Plot Fee. 150.00		
Exp. Fee. 40.00		

By

Pauline S. Townsend

Town Clerk

Title

MADE IN U.S.A.

NO. 752 1/3

Check # 25.00	
# 967	

By [Signature]
 Title Town Clerk

General Receipt

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

8865

Received of Andres Perez Builders, Inc. April 23 1987
Four Hundred Ninety and 00/100 DOLLARS
 For Pre Preliminary 100.00 Preliminary 100.00 Final Plot 100.00
 DISTRIBUTION Final Plot Sec. Fee 150.00

FUND	CODE	AMOUNT
Check # 490.00		\$76
# 607		Sec. Fee 40.00

By Pauline J. Tamm
 Title Town Clerk

MADE IN U.S.A. NO. 752 143

DATE	AMOUNT
226-7231	

TOTAL OF INVOICES	Rec Sec
LESS % DISCOUNT	87-6
LESS	
TOTAL DEDUCTIONS	
AMOUNT OF CHECK	

ANDRES PEREZ BUILDERS, INC.
 16 BOHL ROAD
 HOPEWELL JUNCTION, NY 12533

1072

50-485
219

PAY TO THE ORDER OF Town of New Windsor April 23 1987
Five Hundred \$ 500.00 DOLLARS

The Fishkill National Bank
 ROUTES 82 AND 378
 HOPEWELL JUNCTION, N.Y. 12533

Alfonso Perez

001072 021904855 04 2 16974 55

Date 15 April, 1987

TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550**

TO McGoeY and Hauser, Consulting Engineers, P.C. DR.

45 Quassaick Avenue, New Windsor, NY 12550

DATE		CLAIMED	ALLOWED
	PLANNING BOARD		
	Perez Subdivision (87-6)		
	See Attached Sheet for Billing Information		
	<i>Hand Kable P.B.</i>		
	AMOUNT DUE:		\$40 00
	<i>copy</i>		

TOWN OF NEW WINDSOR
PLANNING BOARD FEES
JANUARY 1, 1987

Checks payable to:
TOWN OF NEW WINDSOR

Date to:
TOWN CLERK

\$ 25.00 APPLICATION FEE

\$ 25.00

1-27-87

SITE PLAN

\$100.00 (*) SITE PLAN FEE
OR AMENDED SITE PLAN

Varies ENGINEERING FEE

* All uses (except multi-family dwellings, including apartment houses and condominiums). Apartment houses and condominiums: \$100.00 plus \$10.00 for each unit.

SUBDIVISION

\$100.00 PRE-PRELIMINARY

100.00

4-23-87

\$100.00 PRELIMINARY

100.00

4-23-87

\$100.00 FINAL PLAT (MINOR SUB.)

100.00

4-23-87

\$100.00 + \$5.00 per unit (FINAL
PLAT MAJOR SUBDIVISION).

\$150.00 FINAL PLAT SEC. FEE

150.00

4-23-87

Varies ENGINEERING FEE

40.00

4-23-87

Separate check, payable to:
TOWN OF NEW WINDSOR

\$ 490.00

Date to:
COMPTROLLER

\$250.00 per unit (**) RECREATION FEE

500.00

4-23-87

** The unit or lot which contains the premises in which the applicant resides shall be excluded from paying the recreation fee.

LOT LINE CHANGE

SPECIAL PERMIT

Mr. Babcock: The only possible thing I can think of and I'd have to check it out we had a zone change and I don't know if the line moved since the zone change.

Mr. Grevas: No, it didn't.

Mr. Cornacchini: One of the comments from the Planning Board was they recommended zoning change because it was a P1 zone. All the correspondence leads us to believe it was all in P1 zone.

Mr. Babcock: Another thing is that the way it is a permitted use I don't think that in the new zone that we have now it has one set thing that says annual membership club was that in the old zoning law?

Mr. Grevas: I believe it was I don't recall exactly but I am pretty sure it was.

Mr. Scheible: There are a few questions we can't seem to answer and I'd like to give ourselves two weeks to answer some of these questions. If you can set up a meeting with Mark Edsall and some of these questions answered by the next time you bring it in everything will be resolved.

Mr. Edsall: I have no problem meeting with him I think maybe if you want to consult with Joe if they have to get a variance just the way the zoning is set up I wouldn't want to hold them up. I have no problem with the plan except that it doesn't meet the ordinance.

Mr. Cornacchini: The gym is not part of the site plan now it is a future addition that we are fitting into the amount of cars it is nowhere near as big as what the original was shown.

Mr. Scheible: We'd like you to sit down and get whatever questions have been brought up here placed on the map. Get it straightened out and show this will be a future gym addition and two weeks come back into us and we will make our decision at that time.

Mr. Cornacchini: Thank you.

ANDRES PEREZ BUILDERS SUBDIVISION (87-6)

Apr 8, 1987

Mr. Lou Grevas came before the Board representing this proposal.

Mr. Grevas: This is proposed minor subdivision section of Forrest Hill Road and Forrest Hill Road. We are in an existing sewer district and we have Town water shown. They are 15,000 square foot lots. The interesting thing about this sewer easement through here was never filed, I can't find it in the chain of title.

Mr. Reynolds: Is there a pipe under there?

Mr. Grevas: Yes. We really when this gets filed that will clear that up. This feeds down through this line and this comes out next to the nursing home on 94.

Mr. Scheible: Isn't this the stream here a major problem with the stream going through there. They say a pond sets up in there.

Mr. Perez: The stream is at the back of the property and the Town a while back enlarged the ditch and the last time I have seen it wet, I grew up in the area and the house that is on 94 back behind the property and the last number of years I haven't seen it filling after the Town opened up the stream bed there.

Mr. Grevas: At one time when we were together the work on the sewer district there were some old boilers and the Town took them out.

Mr. Scheible: Where do you intend on putting a house sir?

Mr. Grevas: Up front. The front yard set back is 35 feet and you need 20 over those on the corner and 15 foot side yard so that leaves us 28 for the house.

Mr. Scheible: This is right in the corner I don't see anything wrong with the piece of property. I wanted to make sure there was enough room to put a house because of the easement.

Mr. Reyns: Sewer and water?

Mr. Grevas: Yes.

Mr. Scheible: Have you gone through the engineer's review, one corner is sticking out into the roadway there.

Mr. Mc Carville: That is because the people cut the corner.

Mr. Scheible: Where is the actual road line here?

Mr. Grevas: Road line is the dark line.

Mr. Mc Carville: I have no problems with it. "That the Planning Board of the Town of New Windsor approve the minor subdivision of Andres Perez Builders." Seconded by Mr. Reyns and approved by the Board.

Roll Call:	MR. JONES	AYE
	MR. MC CARVILLE	AYE
	MR. LANDER	AYE
	MR. SCHEIBLE	AYE
	MR. REYNS	AYE

WEYLAND AND SHEAFE SUBDIVISION (87-7)

Mr. Jessup came before the Board representing this proposal.

Mr. Jessup: My first order of business is to find out if it is a OLI zone so the owner first requests to find out if he can in fact make it residential.

Mr. Edsall: That has been changed.

Mr. Jessup: If it is not fine.



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS


PROJECT NAME: Andres Perez Builders, Inc.
PROJECT LOCATION: Forest Hill Road
NW #: 87-6
8 April 1987

1). The Applicant has submitted a Plan for a Two (2) Lot Minor Subdivision on Forest Hill Road, just in from Route 94. The Plan should include more detailed topography with respect to the significant elevation difference to the property from Forest Hill Road on the westside.

2). The actual width and location of the drainage course should be indicated on the Plan, as this is likely a more significant course than the Plan would indicate.

3). The Board may wish to discuss the northwest corner of Subdivision Lot #1, which indicates the property corner being within the roadway (is there a 50' roadway easement?).

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEnjE

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

(This is a two-sided form)

Date Received 1-27-87
Preapplication Approval _____
Preliminary Approval _____
Final Approval Agree - 8-1987
Fees Paid \$25.00

APPLICATION FOR SUBDIVISION APPROVAL

Date: 7 Jan '87

1. Name of subdivision ANDRES PEREZ BUILDERS, INC. MINOR SUBDIVISION
2. Name of applicant ANDRES PEREZ BUILDERS, INC. Phone _____
Address 2 JUDD CIRCLE, NEW WINDSOR, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record APPLICANT Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor ELIAS D. GREVAS, L.S. Phone (914) 562-8667
Address 33 QUASSAICK AVE., NEW WINDSOR, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the SOUTH & EAST side of Forest Hill Road
(Street)
150 ± feet West of QUASSAICK AVE. (Rte 94)
(direction)
7. Total Acreage 0.69 ± Zone R-4 Number of Lots 2
8. Tax map designation: Section 45 Lot(s) 23.2, in Block 1
9. Has this property, or any portion of the property, previously been subdivided Yes.
If yes, when 1954; by whom Forest Hills Subdivision
10. Has the Zoning Board of Appeals granted any variance concerning this property No.
If yes, list case No. and Name _____

List all contiguous holdings in the same ownership.

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

Alfonso Perez President 50%
Andres Perez V. President 50%

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, Alfonso Perez, President, hereby depose and say that all the above state ments and the statements contained in the papers submitted herewith are true.

Alfonso Perez Pres.
Andres Perez Bundles, Inc.

Mailing Address 2 Judd Circle
New Windsor, N.Y. 12530

SWORN to before me this 26th

day of January, 1987

Pauline G. Townsend
NOTARY PUBLIC

PAULINE G. TOWNSEND
Notary Public State of New York
No. 4643692
Appointed in Orange County
My commission expires Mar. 30, 1987

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Elias D. Grevas LS. for the building or subdivision of
Andres Perez Builders, Inc. has been
reviewed by me and is approved ✓,
~~disapproved~~ _____.

~~If disapproved, please list reason.~~

There is an existing 6" transite water line
servicing Forest Hills Rd.

HIGHWAY SUPERINTENDENT

Steve D. Dido
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
ELIAS GREVAS, L.S. for the building or subdivision of
Andres Perez Builders, INC. has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason.

S.D. #9

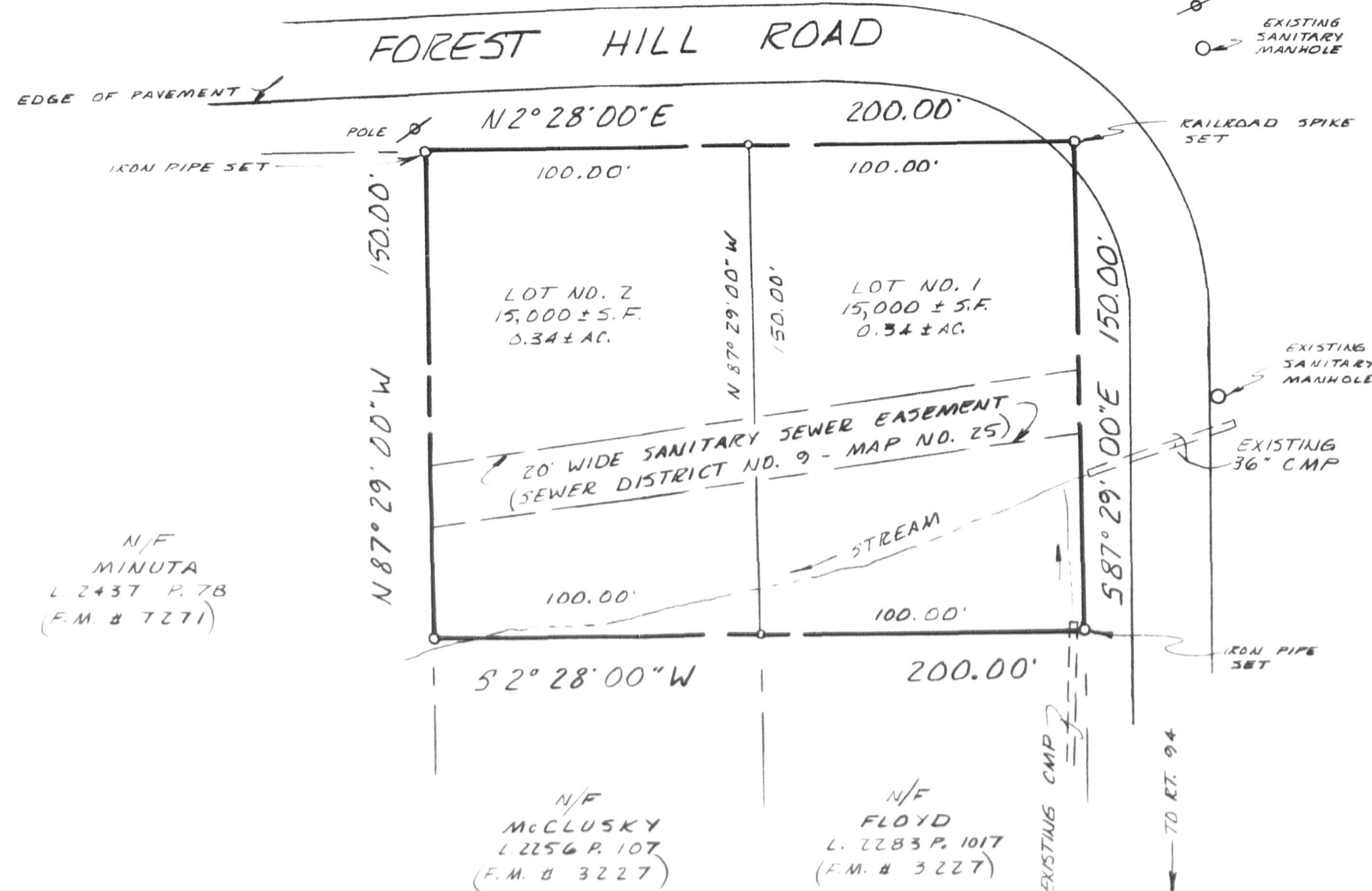
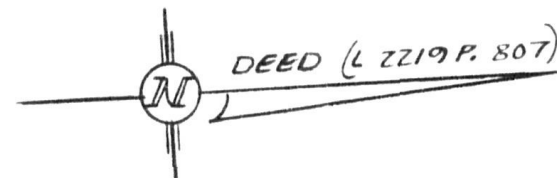
Sewer line on property

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Luman R. Masten Jr.
SANITARY SUPERINTENDENT

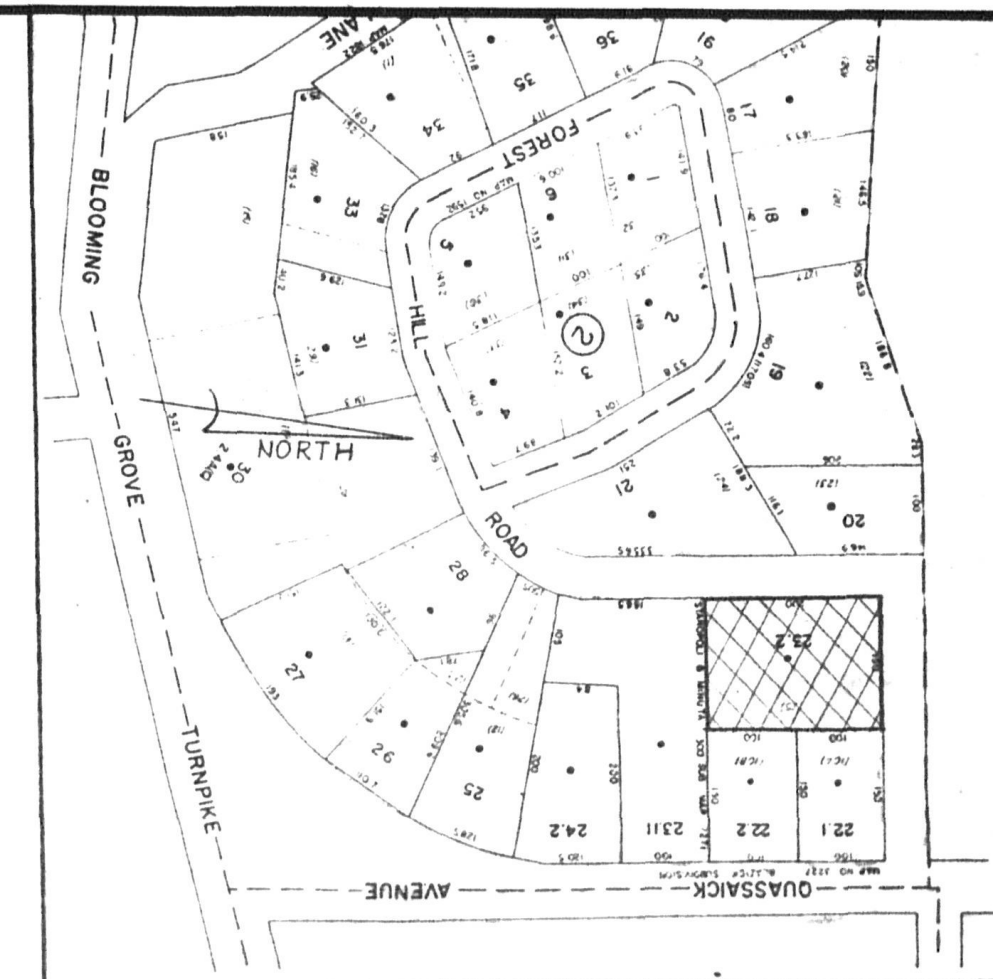
January 30, 1987
DATE



N/F
MINUTA
L. 2437 P. 78
(F.M. # 7271)

N/F
McCLUSKY
L. 2256 P. 107
(F.M. # 3227)

N/F
FLOYD
L. 2283 P. 1017
(F.M. # 3227)



PROJECT LOCATION PLAN
SCALE: 1" = 200' ±

NOTES

- Being a proposed development of lands shown on the Town of New Windsor Tax Maps as Section 45, Block 1, Lot 23.2.
- PROPERTY AREA: 30,000 + square feet
0.69 + Acres
- PROPERTY ZONE: R-4
- APPLICANT: Andres Perez Builders, Inc.
2 Judd Circle
New Windsor, N.Y. 12550
- PROPOSED USE: Residential Subdivision
(Single Family), 2 Lots
- PROPOSED WATER SUPPLY & SANITARY SEWAGE DISPOSAL: Town of New Windsor
- Boundary data shown is from field survey completed on 3 November 1986.
- MINIMUM ZONING REQUIREMENTS:

LOT	LOT AREA	FRONT YARD	SIDE YARD(S)	REAR YARD	STREET FRONTAGE
1	15,000 S.F.	100'	35'	15' / 30'	40'
2	15,000 S.F.	100'	35'	15' / 30'	40'

MAXIMUM BUILDING HEIGHT: 35'
LIVABLE FLOOR AREA: 1000 S.F.
DEVELOPMENT COVERAGE: 30%
- Unauthorized addition or alteration to this plan is a violation of Section 7209(2) of the N.Y.S. Education Law.


MINOR SUBDIVISION APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON APR. 29, 1987

BY *Lawrence Jones*
LAWRENCE JONES
SECRETARY

CERTIFICATION

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 25 JULY 1986 performed in accordance with the Code of Practice adopted by the New York State Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.



 ELIAS D. GREVAS, L.S. LAND SURVEYOR 33 QUASSACK AVENUE NEW WINDSOR, NEW YORK 12550		PLAN FOR: ANDRES PEREZ BUILDERS, INC.	
REVISIONS: DATE DESCRIPTION 4/14/87 ADDED CERTIFICATION		TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK Drawn: <i>WJH</i> Checked: <i>WJH</i> Scale: 1" = 40' Date: 8 JAN. 1987 Job No: 86-058	
		MINOR SUBDIVISION	